Heritage Crossing / Downtown Corridor Revitalization Project

Community Presentation/Workshop
Thursday, Nov. 14 & Friday, Nov. 15, 2013
Meeting Agenda

• Project Goals & Timeline
• Existing Conditions
• Case Studies
• Recommended Revitalization Tools
  – Zoning Revisions
  – Streetscape Redesign
• Discussion / Questions
Project Goals

- Build on existing strengths & momentum
- Maintain authenticity
- Catalyze new infill development
- Create better streets that work for all
- Enhance livability for residents
- Improve business climate for merchants

Envision Heritage Crossing as the heart of the community and a regional destination.
Build on Existing Strengths & Momentum

1. 162,667 S.F.
   306 Feet of frontage on 2nd Street

2. 54,267 S.F.
   303/321 East 2nd Street
   335 S.F. of frontage on 2nd Street

3. 38,760 S.F.
   302/321 East 2nd Street
   335 S.F. of frontage on 2nd Street

4. 35,957 S.F.
   221 East Irving Blvd.
   184 S.F. of frontage on Irving Blvd.

5. 156,377 S.F.
   200 North Main
   3.58 Acres

6. 26,891 S.F.
   157 S.F. of frontage on Irving Blvd.

7. 21,791 S.F.
   313 W. Irving Blvd.
   125 S.F. of frontage on Irving Blvd.

8. 21,274 S.F.
   403 W. Irving Blvd.
   110 S.F. of frontage on Irving Blvd.
   170 S.F. of frontage on O'Connor

9. 136,177 S.F.
   210 S.F. of frontage on Irving Blvd.
   413 S.F. of frontage on 2nd Street.
   133 S.F. of frontage on O'Connor

10. 196,389 S.F. (4.5 Acres)
    503 W. 6th Street
    317 S.F. of frontage on 6th Street

11. A. 115,162 S.F. (2.64 Acres)
    B. 179,053 S.F. (4.11 Acres)
    Total: 294,215 S.F. (6.7 Acres)
    430 W. 6th Street
    244 S.F. of frontage on 6th Street
    615 S.F. of frontage on Ohio St.

12. A. 145,195 S.F. (3.33 Acres)
    B. 112,611 S.F. (2.58 Acres)
    Total: 257,806 S.F. (5.92 Acres)
    500 W. 6th Street
    306 S.F. of frontage on 6th Street

13. 183,580 S.F.
    400/420 South MacArthur
    350 S.F. of frontage on South MacArthur
    4.21 Acres

14. 56,796 S.F.
    1010 Senter Road
    Lots 1 – 8 Parkside Estates

15. 60,000 S.F.
    119 S. MacArthur Blvd.
    1.377 Acres

16. 50,743 S.F.
    512 S. O’Connor
    1.1649 Acres

17. 18,360 S.F.
    222 E. Irving Blvd.

---

**Churches**

**Available Sites**

**Public Space**

**Completed/Redeveloped Sites**
**Next Steps**

- Revise tools based on stakeholder feedback today
- December 10th & 11th: community outreach to finalize tools
- December 18th: Present tools to City Council (P & D Committee)
Existing Conditions: Zoning / Urban Design

• Many vacant parcels = catalytic opportunity

• Existing zoning hampering reinvestment

• Inconsistent form undermines district identity
Existing Conditions: Streetscape

- Missing sidewalks
- Minimal pedestrian buffers
- No comfortable bike facility
- Fast-moving vehicular traffic
- Excessive width / capacity for auto traffic
Existing Conditions: Streetscape
Existing Conditions – Auto Traffic Trends

 Irving Boulevard Traffic Counts - 24 Hour ADT Counts

Building on Historic Character

Case Study: Oak Street, Roanoke, Texas
Leveraging Existing Assets

Case Study: Main St., Duncanville, Texas
Main Street *before* reinvestment in Downtown Duncanville
Main Street *after* reinvestment in Downtown Duncanville
“Rightsizing” Community Streets

Case Study: Valencia St., San Francisco, California
1998

2012
*carries 20,000+ vehicles per day
Recommended Tool: Streetscape Design
Existing Condition (Typical Segment)

Irving Blvd.

Second St.
75’ Right of Way (ROW)

Locations:

- Irving Blvd. Britain to O’Connor (looking east)
- 2nd St. O’Connor to Britain (looking west)

Highlights:

- 11’ sidewalks on both sides (5’ travel zone)
- Curb-separated bike lane (6’ bike lane, 5’ buffer)
- Two one-way auto lanes w/turn lanes as needed
- Parking on both sides of the street
Precedent: Curb-Separated Bike Lane (Boulder, CO)
Precedent: Well-Spaced, Properly-Pruned Tree Canopy
East Gateway District

Brittain Rd.

Irving Blvd.

Second St.

Lee St.
Existing Condition (Typical Segment)

Irving Blvd.

Second St.
Option 1:
65’.5 Right of Way (ROW)*

Locations:
- Irving Blvd. east of Britain (looking east)
- 2nd St. east of Britain (looking west)

Highlights:
- Two one-way auto lanes w/turn lanes as needed
- Parking on one side only (south side on Irving, north side on 2nd)
- 11’ sidewalks on both sides (5’ travel zone)
- Curb-separated bike lane (6’ bike lane, 5’ curb)

*Note: The current ROW is 60 – 65” between the crossover and Britain. This proposal assumes buildings will be setback (ranging from 0.5’ to 5.5’) as they redevelop, while still maintaining a consistent street wall. This setback provides adequate width for the north sidewalk and also allows for the continuation of a protected bike lane (cycle track) on this segment.
Option 2: 60’ Right of Way (ROW)

Locations:
- Irving Blvd.
east of Britain
  (looking east)
- 2nd St.
east of Britain
  (looking west)

Highlights:
(differences from Option 1)
- No parking on either side of street
- 13’ sidewalks on both sides (7’ travel zone)
Option 3: 60’ Right of Way (ROW)

Locations:
- Irving Blvd. east of Britain (looking east)
- 2nd St. east of Britain (looking west)

Highlights: (differences from Option 1)
- Buffered bike lane (4’ bike lane, 2’ buffer)
- Parking on one side only (south side on Irving, north side on 2nd)
Option 4: 60’ Right of Way (ROW)

Locations:
- Irving Blvd. east of Britain (looking east)
- 2nd St. east of Britain (looking west)

Highlights: (differences from Option 1)
- Buffered bike lane (4’ bike lane, 2’ buffer)
- No parking on either side of street
- 15.5’ sidewalks on both sides (7’ travel zone)
Precedent: Buffered Bike Lane (Arlington, VA)
Existing Condition (Typical Segment)

O’Connor Rd.
Existing Condition (Typical Segment)

Irving Blvd.

Sowers Rd.
Summary of Key Components: Streetscape

• Improved walkability:
  – Wide sidewalks
  – Corner bulb-outs
  – Buffers from vehicle traffic
• On-street parking to support retail
• Continuous dedicated bike facility
• Accommodation for current & future traffic (including buses and trucks)
• Creates gateway streets to “signal” downtown context
Heritage Crossing Zoning Revision
Form-Based Zoning

Existing Plans/Guidelines
Form-Based Zoning

Current District Limits
Heritage Crossing Regulating Plan

- Allocates character districts based on current development districts
- Expands area with two new districts:
  - Heritage Gateway
  - TOD Mixed-Use
- Utilizes Transition district to act as a natural “buffer” between neighborhood and active commercial areas.
Form-Based Zoning

Sample Pages

Existing

Proposed
Form-Based Zoning

Heritage Corridor

*All Streets not indicated as Pedestrian Priority Streets are considered General Frontage Streets*
Heritage Gateway

Pedestrian Frontage
Parks/ Openspace
Pedestrian Priority Street *

TOD Mixed-Use
Heritage Corridor
Heritage Gateway

Transition
Neighborhood

*All Streets not indicated as Pedestrian Priority Streets are considered General Frontage Streets
Form-Based Zoning

**TOD Mixed-Use**

- Pedestrian Frontage
- Parks/Openspace
- Pedestrian Priority Street *
- TOD Mixed-Use
- Transition
- Heritage Corridor
- Neighborhood
- Heritage Gateway

*All Streets not indicated as Pedestrian Priority Streets are considered General Frontage Streets*
Form-Based Zoning

Transition

- Pedestrian Frontage
- TOD Mixed-Use
- Transition
- Parks/ Openspace
- Heritage Corridor
- Neighborhood
- Pedestrian Priority Street *
- Heritage Gateway

*All Streets not indicated as Pedestrian Priority Streets are considered General Frontage Streets
Form-Based Zoning

Neighborhood

*All Streets not indicated as Pedestrian Priority Streets are considered General Frontage Streets
Summary of Key Components: Zoning

- Reduces the design guidelines to cover only the zoned development districts
- Naturally transitions uses and building heights through diagrams and images that are easy to understand
- Allows evolutionary development
- Focuses on the public realm and practices place making best practices
Next Steps

• **Ongoing**: Revise tools based on stakeholder feedback today

• **December 10th & 11th**: Community outreach

• **December 18th**: City Council (P & D Committee)
Questions and Discussion?

Kevin Kass
972.721.2251
kkass@cityofirving.org